



**City of Santa Clara
PLANNING COMMISSION
Wednesday, July 23, 2008
7:00 P.M.
CITY COUNCIL CHAMBERS
SUMMARY OF ACTIONS**

Please refer to the Planning Commission Procedural Items coversheet
for information on all procedural matters.

REGULAR ITEMS – 7:00 p.m.

- 1. PLEDGE OF ALLEGIANCE and INVOCATION**
- 2. ROLL CALL**
- 3. DISTRIBUTION OF AGENDA AND STAFF REPORTS**
- 4. DECLARATION OF COMMISSION PROCEDURES**
- 5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES**
 - A) Withdrawals - None
 - B) Continuances without a hearing
 - C) Exceptions (requests for agenda items to be taken out of order) - Item #10 was moved Ahead of Item #9

6. ITEMS FOR COUNCIL ACTION

The following items from this Planning Commission agenda are recommendations to the City Council and will be scheduled for Council review following the conclusion of hearings and recommendations by the Planning Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items may be heard concurrently with or subsequent to the Council review of these minutes. Please contact the Planning Division office for information on the schedule of hearings for these items:

Agenda Item #9 File: PLN2007-06257 Location: 4041 Davis Street
 Agenda Item #10 File: PLN2006-06024 Location: 1888 and 1898 Fairway Glen
 Agenda Item #11: Adoption of El Camino Real Development Guidelines

7. ORAL PETITIONS/ ANNOUNCEMENTS/COMMUNICATIONS/SPECIAL ORDER OF BUSINESS

A) Election of Planning Commission Officers
 Todd Fitch is the new Chairperson; Teresa O'Neill is the new Vice-Chairperson; and Keith Stattenfield is the new Secretary.

B) Members of the public may briefly address the Commission on any item not on the agenda.
 James Rowen spoke of a blog on the internet, which he found objectionable, that maligned City of Santa Clara staff, commissioners, and council.

8. CONSENT CALENDAR

The following routine administrative and public hearing items were approved under the Consent Calendar unless otherwise noted.

Routine Items/Consent Calendar

8.A. Planning Commission Minutes of June 25, 2008 – Approved as submitted.

Public Hearing Items/Consent Calendar

8.B. File: **PLN2008-07139**
Location: 53 Brookside Drive, a 13,500 square foot lot on the west side of Brookside Avenue, between Stevens Creek boulevard and Forest Ave (APN 303-22-034). Lot is zoned RI-8L (Single Family Residential).
Applicant/Owner: William Miller
Request: **Variance** for the addition of a 480 square foot accessory building in the rear of the property. Site has already exceeded the limit of 480 square foot total for accessory buildings.
Project Planner: Julie Moloney, Associate Planner
Commission Action: **Approved, subject to conditions**

8.C. File: **PLN2008-07087**
Location: 2055 Laurelwood Road, a 1.13 acre site located on the north side of Laurelwood Road, approximately 750 feet west of Thomas Road (APN 104-15-113). Property is Zoned ML (Light Industrial).
Applicant/Owner: Mardeen Gordon/Mary Jacobs
Request: **Variance** to increase maximum sign area and establish a master sign program.
Project Planner: Bridgette Carroll
Commission Action: **Continued to August 27, 2008**

*****End of Consent Calendar*****

CONTINUED ITEMS

9. File: **PLN2007-06257 (continued from 6/25/08)**
Location: 4041 Davis Street, a 7,500 square foot lot on the east side of Davis Street approximately 200 feet south of Beech Street (APN 104-12-079). Property is zoned R1-6L (Single Family Residential).
Applicant: Robert Fitch
Owner: Mr. and Mrs. Kishin Kanuga
Request: **Rezone** from R1-6L (Single Family Residential) to R2-7L (Duplex); and **Variance** for reduced front yard setback to 15 feet where 20 feet is required and reduced lot width of 50 feet where 65 feet is required for duplex zoning; in conjunction with the demolition of an existing accessory unit and detached garage.
Project Planner: Debby Fernandez, Associate Planner
Commission Action: **Recommend Approval of Rezoning and Variance** for reduced lot width and;
Approved Variance for front setback at 15 feet

REZONING

10. File: **PLN2006-06024**
Location: 1888 and 1898 Fairway Glen, two exiting lots totaling 6,130 square feet located at the easterly end of Fairway Glen Drive (APN 097-16-041 and 042). Lots are zoned RI-6L (Single Family Residential).
Applicant: Richard Haro
Owner: Fred Raia

Request: **Rezone** two vacant lots from R-6L (Single Family Residential) to PD[R1-6L](Planned Development) in conjunction with the construction of two single family residences. A Lot Line Adjustment is also required (staff level approval).

Project Planner: Judith Silva, Associate Planner

Commission Recommendation: **Recommend Approval, subject to conditions, with added condition concerning landscape maintenance**

REFERRALS

11. File: **El Camino Real Corridor Development Guidelines**
Location: Properties with frontage adjacent to El Camino Real in the City of Santa Clara.
Applicant: City of Santa Clara and Grand Boulevard Initiative Task Force
Request: Adoption of guidelines, checklist, and a map as an evaluation tool for development along the El Camino Real.

Project Planner: Yen Chen, Associate Planner

Commission Recommendation: **Recommend that the City Council refer the El Camino Corridor to the General Plan update and approve the El Camino Real Corridor Development Guidelines, with an added item for public input, to the checklist**

OTHER BUSINESS

12. **Commission Procedures and Staff Communications**
Public comment on these items may be limited to one minute, at discretion of the Chair
- a. Announcements/Other Items - None
 - b. Report of the Director of Planning and Inspection
 - City Council Actions
 - Commission/Board Liaison and Committee Report
 - Commission/Committee Assignments
 - Architectural Committee: Commissioners Marine and Stattenfield (Barcells alternate)
 - Station Area Plan: Chairperson Champeny
 - General Plan sub-Committee: Commissioners Fitch and O'Neill
 - c. Commission Procedures
 - Planning Procedures
 - Work plan item
 - Commissioner Travel and Training reports
 - d. Upcoming agenda items
 - Appointment of Commissioners to Committee Assignments for 08/09 year

13. ADJOURNMENT – 9:04 p.m.

Approved: 
Gloria Sciara, AICP
Development Review Officer

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**City of Santa Clara
PLANNING COMMISSION
Wednesday, July 23, 2008
7:00 P.M.
CITY COUNCIL CHAMBERS
MINUTES**

Please refer to the Planning Commission Procedural Items coversheet
for information on all procedural matters.

REGULAR ITEMS – 7:00 p.m.

1. PLEDGE OF ALLEGIANCE and INVOCATION

Chairperson Champeny initiated the Pledge of Allegiance and the Invocation was read.

2. ROLL CALL

The following Commissioners responded to roll call: Chairperson Ian Champeny, Vice-Chairperson Todd Fitch, Commissioners Tony Marine, Teresa O'Neill and Keith Stattenfield.

Commissioners Frank Barcells and Robert Mayer were excused.

3. DISTRIBUTION OF AGENDA AND STAFF REPORTS

Ms. Painter advised those present that copies of current agendas and staff reports for each of the items on the agenda are available from the Planning Division Office on the Friday afternoon preceding the meeting and are available at the Commission meeting at the time of the hearing.

4. DECLARATION OF COMMISSION PROCEDURES

Chairperson Champeny reviewed Planning Commission procedures for those present.

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

Richard Haro, representing the owners of 1888 and 1898 Fairway Glen, asked that item #10 be placed on the Consent Calendar; instead, it moved ahead of item #9.

6. ITEMS FOR COUNCIL ACTION

The following items from this Planning Commission agenda are recommendations to the City Council and will be scheduled for Council review following the conclusion of hearings and recommendations by the Planning Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items may be heard concurrently with or subsequent to the Council review of these minutes. Please contact the Planning Division office for information on the schedule of hearings for these items:

Agenda Item #9. File: PLN2007-06257 Location: 4041 Davis Street

Agenda Item #10. File: PLN2006-06024 Location: 1888 and 1898 Fairway Glen

Agenda Item #11: Adoption of El Camino Real Development Guidelines

7. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

A) Election of Planning Commission Officers

Commissioner Marine moved to approve nominations made at the June 25th Planning Commission meeting, seconded by Commissioner Fitch, and the following officers were elected: Todd Fitch as Chairperson; Teresa O'Neill as Vice-Chairperson; and Keith Stattenfield as Secretary.

B) Members of the public may briefly address the Commission on any item not on the agenda. James Rowen, 986 Camino Drive, spoke of a blog on the internet, which he found objectionable, that maligned City of Santa Clara staff, commissioners and council.

8. CONSENT CALENDAR

Routine Items/Consent Calendar

8.A. Planning Commission Minutes of June 25, 2008
The minutes were approved as presented.

Public Hearing Items/Consent Calendar

8.B. File: **PLN2008-07139**
Location: 53 Brookside Drive, a 13,500 square foot lot on the west side of Brookside Avenue, between Stevens Creek boulevard and Forest Ave (APN 303-22-034). Lot is zoned RI-8L (Single Family Residential).
Applicant/Owner: William Miller
Request: **Variance** for the addition of a 480 square foot accessory building in the rear of the property. Site has already exceeded the limit of 480 square foot total for accessory buildings.
Project Planner: Julie Moloney, Associate Planner
Following a public hearing, the Commission approved the request, subject to conditions.

8.C. File: **PLN2008-07087**
Location: 2055 Laurelwood Road, a 1.13 acre site located on the north side of Laurelwood Road, approximately 750 feet west of Thomas Road (APN 104-15-113). Property is Zoned ML (Light Industrial).
Applicant/Owner: Mardeen Gordon/Mary Jacobs
Request: **Variance** to increase maximum sign area and establish a master sign program.
Project Planner: Bridgette Carroll
Following a public hearing, the Commission approved a continuance to August 27, 2008.

*****End of Consent Calendar*****

CONTINUED ITEMS

9. File: **PLN2007-06257 (continued from 6/25/08)**
Location: 4041 Davis Street, a 7,500 square foot lot on the east side of Davis Street approximately 200 feet south of Beech Street (APN 104-12-079). Property is zoned R1-6L (Single Family Residential).
Applicant: Robert Fitch
Owner: Mr. and Mrs. Kishin Kanuga
Request: **Rezone** from R1-6L (Single Family Residential) to R2-7L (Duplex); and **Variance** for reduced front yard setback to 15 feet where 20 feet is required and reduced lot width of 50 feet where 65 feet is required for duplex zoning; in conjunction with the demolition of an existing accessory unit and detached garage.
Project Planner: Debby Fernandez, Associate Planner

Summary of Discussion – July 23, 2008

Ms. Painter reviewed the request, noting it was a continuance from the Planning Commission meeting of June 25, 2008, for property owner consideration of an alternate project application. After discussions with staff, the property owner has chosen to move forward with the project application, as submitted and reviewed by the Planning Commission on June 25, 2008. Ms. Painter said staff's recommendation was for the denial of the Rezoning and the Variance for reduced lot width and for approval of the Variance for reduced front yard setback to 15 feet. She indicated that

the proposed density for the request is inconsistent with that of the General Plan, and this issue would impact any future request to subdivide the property.

Robert Fitch, representing the property owners, said the project had support from neighbors, and he asked the Commission to recommend the rezoning. He indicated a General Plan amendment would have added significant time and cost, and the owners have no intention of subdividing the lot in the future.

Van Langston asked why a 15 foot front setback was recommended on the narrow lot.

Mr. Fitch said the front porch was constructed by a contractor in violation of the setback requirement, and the owners would have to demolish the porch or request a variance.

Commission Action

The public hearing was closed, and following discussion, Mr. Marine moved to recommend approval of the rezoning from R1-6L (Single Family Residential) to R2-7L (Duplex) and approve variances for a reduced front yard setback to 15 feet where 20 feet is required and for a reduced lot width of 50 feet where 65 feet is required for duplex zoning in conjunction with the demolition of an existing accessory unit and detached garage. Ms. O'Neill seconded the motion, and it was approved (5-0-2, Commissioners Mayer and Barcells absent).

REZONING

10.	File:	PLN2006-06024
	Location:	1888 and 1898 Fairway Glen, two existing lots totaling 6,130 square feet located at the easterly end of Fairway Glen Drive (APN 097-16-041 and 042). Lots are zoned RI-6L (Single Family Residential).
	Applicant:	Richard Haro
	Owner:	Fred Raia
	Request:	Rezone two vacant lots from R-6L (Single Family Residential) to PD[R1-6L](Planned Development) in conjunction with the construction of two single family residences. A Lot Line Adjustment is also required (staff level approval).
	Project Planner:	Judith Silva, Associate Planner

Summary of Discussion – July 23, 2008

Commissioner Marine expressed concern about the two lots, which are substandard in size. Richard Haro provided background concerning the two vacant lots and the proposed construction of two houses.

Ms. Sciara briefed those present and showed slides of the proposal, while noting staff was supporting the rezoning request and the construction of two new single family residences.

After the public hearing, concerns were expressed by Commissioners about landscaping being kept up on the narrow strip of land along the corner property, and Condition 32 was revised to add that the landscaping be maintained on the narrowmost part of the property at 1898 Fairway Glen in perpetuity.

Commission Action

Commissioner Champeny moved to recommend approval of the request to Rezone the two vacant lots at 1888 and 1898 Fairway Glen from R-6L (Single Family Residential) to PD[R1-6L](Planned Development) in conjunction with the construction of two single family residences, with conditions. Commissioner Stattenfield seconded the motion, and it was approved unanimously (5-0-2, Commissioner Barcells and Mayer absent).

REFERRALS

- 11. File:** **El Camino Real Corridor Development Guidelines**
Location: Properties with frontage adjacent to El Camino Real in the City of Santa Clara.
Applicant: City of Santa Clara and Grand Boulevard Initiative Task Force
Request: Adoption of guidelines, checklist, and a map as an evaluation tool for development along the El Camino Real.
Project Planner: Yen Chen, Associate Planner

Summary of Discussion – July 23, 2008

Ms. Painter gave a project description and background of the Grand Boulevard Initiative (GBI), a collaboration of 19 cities. She noted staff is recommending that the Commission recommend the City Council consider the Grand Boulevard Initiative and Guiding Principles as part of the City's comprehensive General Plan update now underway, noting this would allow time for the City to better address citizen and business concerns related to the GBI.

Ms. Painter noted that, in the interim, staff is recommending the Commission recommend the City Council adopt the El Camino Real development guidelines, check sheet, and map, as presented.

A public hearing was held. Doug Hosking asked that the Commission give consideration to the written comments he submitted prior to the commencement of the meeting about the proposed checklist and his concerns for adequate opportunities for community input. Van Langston also expressed concern about public notification. Ms. Painter said that as individual projects come forward, staff is urging developers to communicate with the community early in the process. Commissioner Fitch asked that an 11th item be added to the Development Guidelines Check Sheet to address community meetings and input.

Commission Action - July 23, 2008

It was moved by Commissioner Marine, seconded by Commissioner Champeny and unanimously approved (5-0-2, with Commissioners Barcells and Mayer absent) that the Planning Commission recommend that City Council adopt the El Camino Real development guidelines, check sheet, and map (collectively the "El Camino Real Corridor Development Guidelines"), as presented, with the addition of Item 11 to the check sheet, and that the City Council refer the item to the General Plan update process.

OTHER BUSINESS

14. Commission Procedures and Staff Communications

- a. Announcements/Other Items
None
- b. Report of the Director of Planning and Inspection
 - City Council Actions – on July 15, the City Council selected Robert Mayer to serve on the Planning Commission.
 - Commission/Board Liaison and Committee Report
 - Commission/Committee Assignments
 - Architectural Committee: Commissioners Marine and Stattenfield (Barcells alternate)
 - Station Area Plan: Ms. Painter said an open house was held on July 21st
 - General Plan sub-Committee: Commissioners Fitch and O'Neill
- c. Commission Procedures
 - Planning Procedures
 - Work plan items
 - Commissioner Travel and Training reports

- d. Upcoming agenda items – At the next meeting, commissioners will be appointed to new assignments for the 08/09 year. Ms. Painter said there would be a proposed calendar for the 2009 Planning Commission Meeting dates.

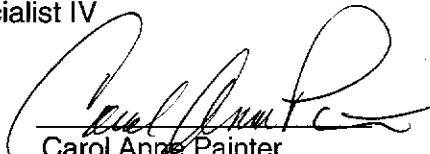
15. ADJOURNMENT

The meeting was adjourned at 9:04 p.m.


Respectfully submitted:


Susan Landers
Office Specialist IV

Approved:


Carol Anne Painter
City Planner

Approved:


Kevin Riley
Director of Planning & Inspection

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